

## INNOVATIVE LIVE WORK



2 BED



3 BATH

2,026 FT<sup>2</sup>

The Innovative Live-Work is an exceptional investment for those that embody entrepreneurship or just want to support it. A neighborhood storefront provides a customizable ground floor commercial space ready to serve as a professional office, workshop, studio, gallery, or more. Above, the lofted home features an open living plan complete with two beds and two and a half baths. A private, fenced rear garden, custom-designed storage/bike shed, and a welcoming planter at the shop front top it off. Live-Work. Live-Rent. Rent-Work. You're the Boss.

## STANDARD FEATURES



Steel Entry Herb Planter | Insulated Fiberglass Entry Door | Private Fenced Rear Patio + Gardens | Storage Shed | Second-floor Balcony | Standing Seam Metal Roof | Dedicated EV-Ready Parking Space



Fire Suppression Sprinklers | Responsibly-Sourced Hardwood Floors | Tiled Baths | Quartz Countertops | Solid-Core Interior Doors | Soft-Close Cabinets | Low VOC Finishes | Solar Roller Shades | Vaulted Top Floor

## AVAILABLE ADD-ONS



rooftop solar



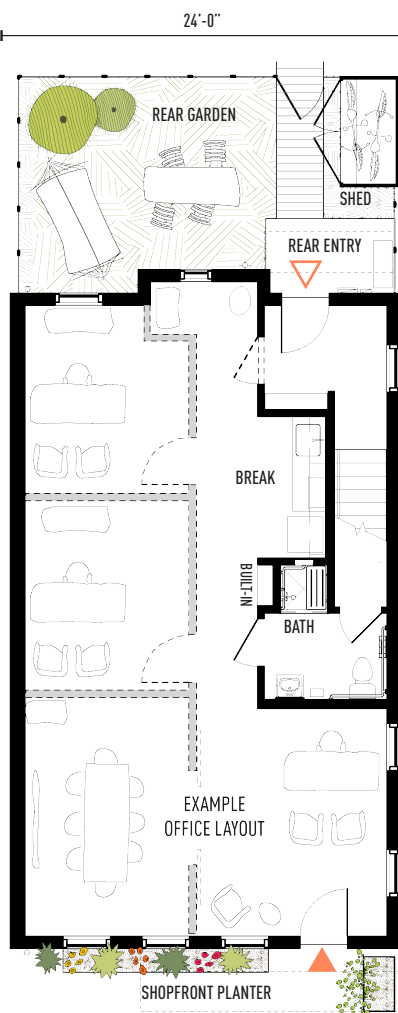
electric car charger



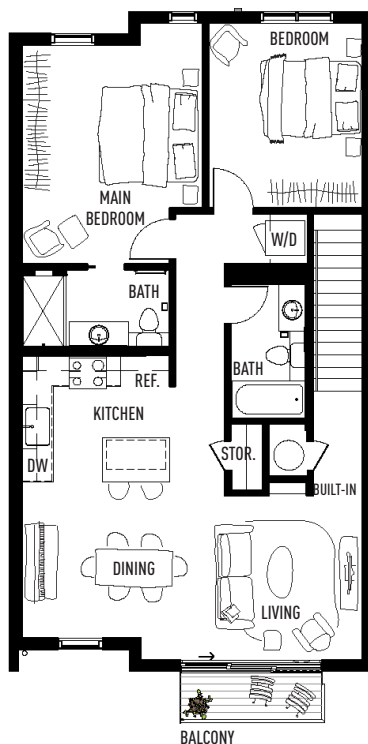
solar carport



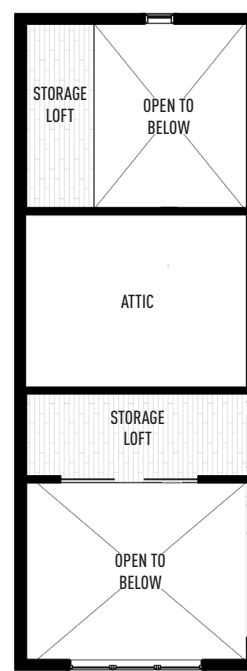
3rd Party HERS + Energy Star® / ZERH Home Certification Rating | Energy Star® GE Appliances | Energy Star® Low-E Pella Windows | High Efficiency Daikin HVAC | Daikin One+ Smart Thermostat | Hybrid Hot Water Heater | Enhanced Exterior Insulation | Water Saving Plumbing Fixtures + Manifold System | High Efficiency LED Lighting Fixtures

GROUND FLOOR - WORK (925 FT<sup>2</sup>) EXAMPLE OFFICE PLAN

SECOND FLOOR - LIVE



STORAGE LOFT / ATTIC - LIVE



Please note that availability may vary among options based on reservation and construction timelines, and sidewall conditions, including window locations, will differ depending on the specific unit location.

LIVELY LANE

512.392.3322  
carsonproperties.net

John David Carson  
johndavid@carsonproperties.net

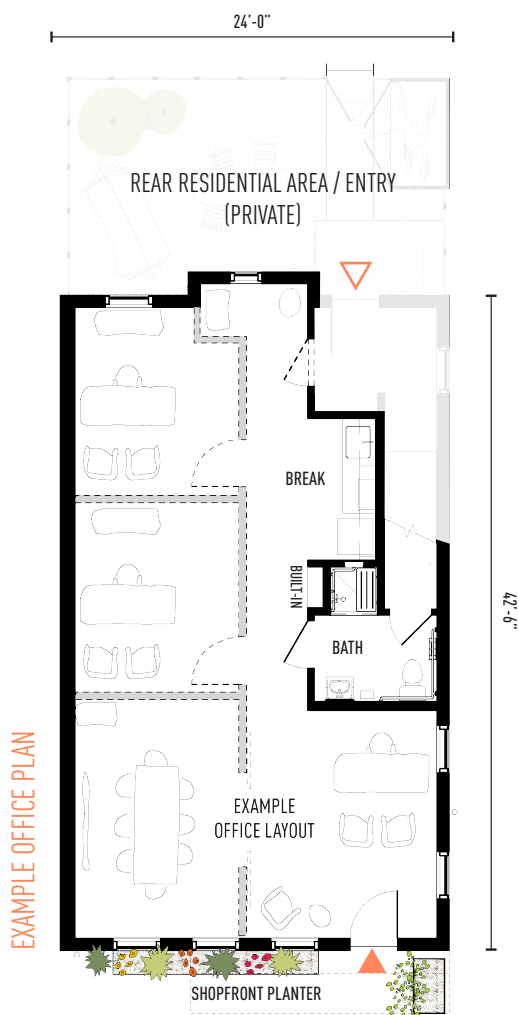
Cody Lantelme  
cody@carsonproperties.net

## THE INNOVATIVE LIVE-WORK

GROUND FLOOR COMMERCIAL SPACE: 925 GFT<sup>2</sup>

This commercial space is situated in a neighborhood storefront at the ground floor of a Live-Work unit / below an attached residential unit above.\* Ready to serve as a professional office, studio, or more, the space comes equipped with an accessible bathroom and shower, a small break area, and an optional / lock-out rear access door. A shop front planter and hanging signage top it off to welcome patrons inside your workplace.

\*If an upstairs commute is tempting, just ask about our full Live-Work unit offerings.



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# LIVELY LANE NEIGHBORHOOD SITE PLAN

# INNOVATIVE LIVE-WORK UNITS



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johndavid@carsonproperties.net

Cody Lantelme  
cody@carsonproperties.net

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# LIVELY LANE | INNOVATIVE LIVE-WORKS

## INTERIOR FINISHES

Each Lively Lane Innovative Live-Work is delivered with clean, contemporary finishes to create a simple foundational palette that allows for your personal touch and style to shine. Low-VOC and responsibly-sourced materials are standard, as are Energy Star® and water-conserving appliances and fixtures.

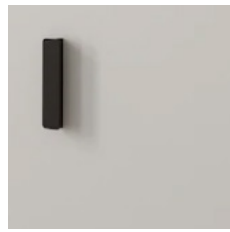
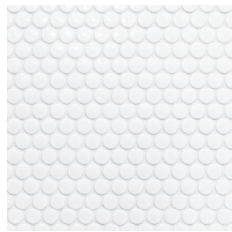
ACCENT WALL TILE



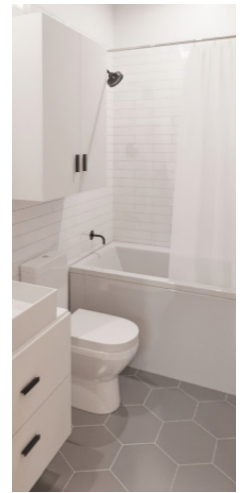
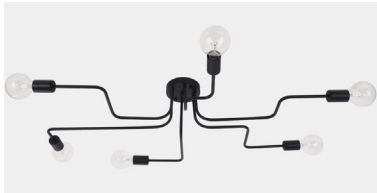
WOOD + TILE FLOORS



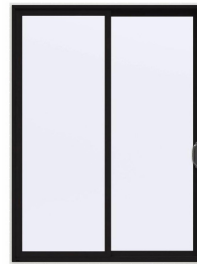
COUNTERS + CABINETS



LIGHTING



ENERGY STAR® WINDOWS + DOORS



Exterior

Interior

Solar Shades



PLUMBING FIXTURES



ENERGY STAR® GE & GE PROFILE APPLIANCES



CONTEMPORARY CLOSETS



If you would like to customize the layout of your closet, call us to ask about customizations available.

closetfactory  
the art of organization



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## LIVELY LANE

# HOME PERFORMANCE



At Lively Lane, energy performance and building integrity are top of mind. Before handing you the keys, all Innovative Live-Works will be tested by a **3rd-party energy verification process for HERS (Home Energy Rating System) Ratings** and **U.S. Department of Energy Zero Energy Ready Home / Energy Star® certification** to ensure your home is ready to conserve energy, provide fresh air, use less water, and save you money.



### DOE ZERH / Energy Star® certified homes are:

- More energy efficient than typical new construction
- Designed and built to high standards
- 3rd-party inspected, tested, and verified
- Include upfront measures to ensure your home includes: complete thermal enclosure systems; complete heating and cooling systems; complete water management systems; healthy indoor air quality; energy-efficient water heating, lighting, and appliances; and is solar ready.

### Estimated Monthly Energy Costs

**\$57-63\***

Estimated energy cost calculated using \$0.12 per kWh and HVAC settings of 70° heating / 75° cooling.

### Estimated ANNUAL SAVINGS

Relative to average US home

**\$1,154-1,253\***

### POLLUTION PREVENTION

*beyond ENERGY STAR*

**CO2**

**-200-400 LBS / YR**

In addition to avoided pollution already associated with Energy Star® certification

When compared to the Energy Star Reference Design Home (the minimum requirements to achieve Energy Star® certification), this home will avoid even more greenhouse gas emissions

### SOLAR SHARE ADD ONS

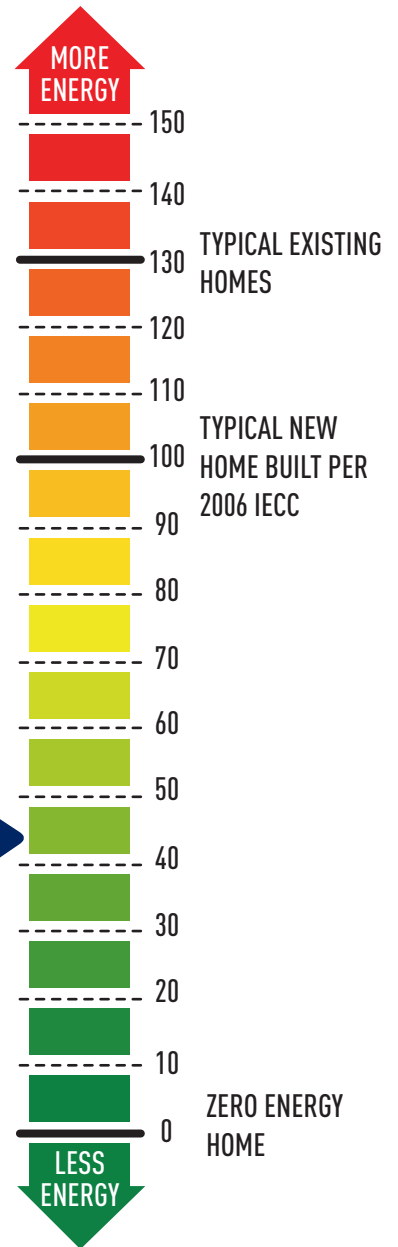


Interested in reducing your energy bills even further at Lively Lane? All homes are delivered solar ready, just ask about incorporating a **Solar Share Add On or Solar Carport** into your townhome purchase, which includes:

- Seamless design, acquisition, and installation
- Headache-free maintenance and monitoring by Condo Association
- Energy credits applied automatically to your monthly bill

## PRELIMINARY

\*Note that the ratings, certifications, and estimates presented herein are preliminary in nature. Actual energy usage and costs may vary and are affected by many factors such as occupant behavior, weather, utility rates and potential for renewable energy generation. A home's HERS rating and US DOE ZERH / Energy Star certification takes into account the energy-efficient features to be installed in the home on the date the report was issued, but does not account for occupant behavior.



The Home Energy Rating System (HERS) Index is the industry standard by which a home's energy efficiency is measured. It's also the nationally recognized system for inspecting and calculating a home's energy performance.

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